

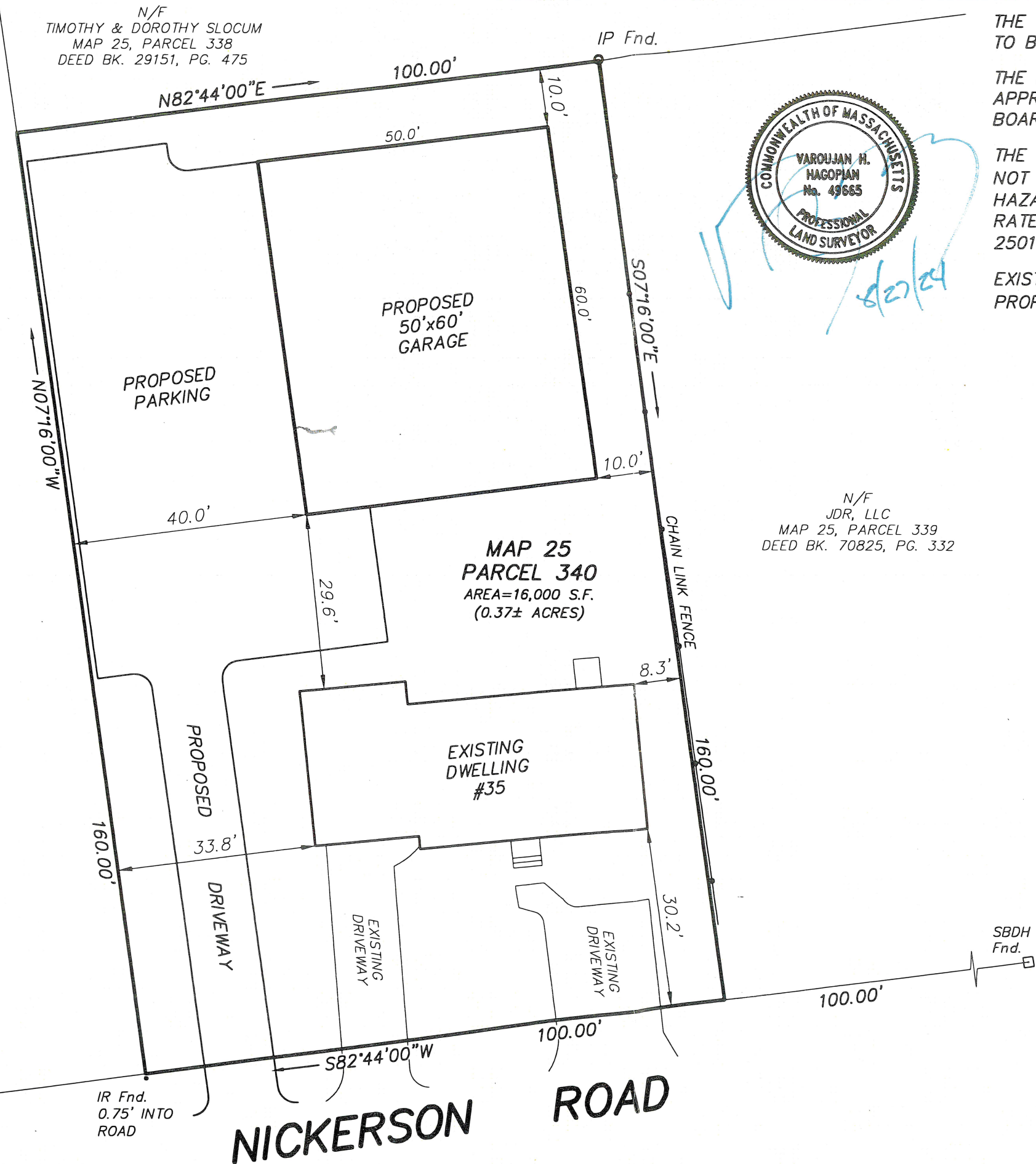
PLAN No. 1477 OF 1955

N/F
TIMOTHY & DOROTHY SLOCUM
MAP 25, PARCEL 338
DEED BK. 29151, PG. 475



N/F
JDR, LLC
MAP 25, PARCEL 339
DEED BK. 70825, PG. 332

N/F
MICHAEL MCGUIRE
MAP 25, PARCEL 341
DEED BK. 15317, PG. 21



THE TIES TO THE LOT LINES SHOWN HEREON ARE NOT TO BE USED IN THE SETTING OF FENCES, HEDGES, ETC.

THE PROPOSED BUILDING SHOWN HEREON WILL REQUIRE APPROVAL FROM THE TOWN OF ASHLAND ZONING BOARD OF APPEALS.

THE LOT SHOWN AND THE DWELLING THEREON ARE NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF ASHLAND, MAP NUMBER 25017C0631F, DATED JULY 7, 2014.

EXISTING LOT COVERAGE = 1,477/16,000 = 9.2%
PROPOSED LOT COVERAGE = 4,477/16,000 = 28.0%

ZONED: INDUSTRIAL
AREA = 30,000 sf
FRONTAGE = 150 feet
SETBACKS: FRONT = 40 feet
SIDE = 30 feet
REAR = 30 feet

PREPARED FOR:
ORB INVESTMENTS, LLC
7 DAISLEY PLACE
FRAMINGHAM, MA 01701

DATE: AUG. 27, 2024 SCALE: 1"=20'

ZBA PETITION PLAN
35 NICKERSON ROAD
ASHLAND, MA
CONNORSTONE ENGINEERING
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532

RECEIVED
TOWN CLERK
ASHLAND, MA
2025 JAN 27 PM 2:37